

**HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT  
NOTIFICATION**

The 18<sup>th</sup> December, 2006

**No. CCP(NCR)/FDP/PN/PCA/2006/3936.** - In exercise of the powers conferred by sub section 7 of section 5 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 (Act No. 41 of 1963) and with reference to Haryana Government, Town & Country Planning Department, Notification No. CCP(NCR)/DDP/PN/PCA/2004/2942 dated the 24<sup>TH</sup> November, 2004 and in super session of all other notifications issued in this behalf, the Governor of Haryana hereby publishes the Final Development Plan along with restrictions and conditions to be made applicable to the Controlled Area covered by it given in the annexure "A" and "B" to the Final development plan of Panipat.

**DRAWINGS**

- Existing land Use Plan bearing Drawing No. D.T.P(K)448/82 dated the 28<sup>th</sup> June 1982 (already published vide Haryana Government, Town & Country Planning Department, Notification No. 3591-2TCP/83 dated the 26<sup>th</sup> October, 1983).
- Final Development Plan-2021AD for Panipat Controlled Areas I, II and III bearing Drawing No. D.T.P. (PN) 313 /2006 dated 30<sup>th</sup> August, 2006.

**ANNEXURE-A**

**EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN-2021 A.D. FOR THE CONTROLLED AREAS AT PANIPAT**

**INTRODUCTION**

Panipat enjoys a pride place in the long and chequered history of India. It has witnessed the three famous battles of Panipat in the years 1526, 1556 and 1761. In 1805 the British soldiers captured and took over the town while establishing the cantonment at Karnal. The municipal committee was formed in the year 1886.

The existing town of Panipat is situated on National Highway No.1 (Delhi-Amritsar, G.T. Road) and is at a distance of about 85 kilometres from Delhi, 34 kilometres from Karnal and is situated between 76° 38' west to 77° 09' west longitudes and between 29° 10' north to 29° 31' north latitudes. The town is headquarter of Panipat district. The town is the point of convergence of roads from Delhi, Gohana, Karnal, and Assandh, in Haryana and Kairana from Uttar Pradesh. It is also a Railway Junction. The Delhi- Ambala Railway line, which runs parallel to the G.T. Road, divides the city into two parts. On the western side, across the Railway line is the Industrial area and the Model Town. The old town of Panipat lies on the eastern side.

Panipat is popularly known as 'THE CITY OF HANDLOOM' because the industrial activities in this town primarily consist of textiles with handloom. Textile produced at Panipat has a good domestic market and products are also popular in the European, Asian and American markets. Internationally known Pachranga pickle is also based in Panipat. The National Fertilizers Limited and Haryana Vidyut Parsaran Nigam Thermal Power Plant represent the heavy industry segment of Panipat. The scenario will change radically as soon as Indian Oil Refinery at Baholi Village in close proximity to the town goes to full production. This prestigious project of National importance will further boost the economy and size of the town.

**POPULATION AND OCCUPATIONAL STRUCTURE:**

The population of Panipat town was 38000 in 1941 and due to large scale immigration of displaced persons at the time of partition of the country in the year 1947, it rose to 55,000 in 1951.

**Demographic Profile of Panipat Town**

Year	Population	Growth rate (Decadal) % age
1961	67,000 persons	-
1961-71	88,000 persons	31.34
1971-81	1,38,000 persons	56.82
1981-91	1,91,000 persons	38.41
1991-2001	3,62,047 persons	89.35
2001-2011	5,06,866 persons	40.00 (Projected)
2011-2021	7,09,612 persons (Say 7 lacs)	40.00 (Projected)

In the period of 50 years (1941-1991) the average growth rate has been 38.6% only. In the regional plan, 2001 of National Capital Region the assigned population by the year 2001 was five lacs. But it has achieved only 3, 62,047 (as per census 2001). From the table given above, it can be seen that the growth rate during 1991-2001 is 89.35%. Due to slump in the market and closure of certain Spinning Mills, it will not be possible to achieve the same growth rate during the next decade. It is assumed that the growth rate during the next decades will be 40%. Therefore, this revised draft development plan has anticipated a population of 7 lacs upto the year 2021AD.

#### **EXISTING AND PROPOSED OCCUPATIONAL STRUCTURES:**

The existing and proposed occupational structure has been analysed in the table given below: -

Year	Existing				Proposed	
	1971	1981	1991	2001	2011	2021
Primary	9.78	7.37	5.30	4.0	3.02	2.50
Industry	32.79	36.39	39.70	40.0	41.00	42.00
Construction	2.55	2.89	3.10	4.0	4.50	5.00
Trade and commerce	25.95	25.14	24.60	20.0	2.0	23.00
Transport and communication	5.95	5.36	4.80	12.0	14.00	15.00
Other services	22.98	22.85	22.50	20.0	15.48	12.50
Percentage to total population	26.80	30.40	30.00	32.00	34.00	35.00

#### **EXISTING LAND USES, INFRASTRUCTURAL FACILITIES AND GROWTH TRENDS:**

The existing town of Panipat has expanded on both sides of G.T. Road. The old settlement is on an elevated tract of land, which once upon a time was a fortified town. The features of historical importance of the town are Lodhi Tomb, Devi Mandir and Tomb of Saint Qualendar. River Yamuna flows at a distance at about 16-Kilometres in the east.

The wholesale grain market named Gaushala Mandi and Gandhi Mandi are situated at G.T. Road. A temporary wholesale fruit and vegetable market is situated on Sanoli Road, whereas a new vegetable market with modern amenities has already been constructed by the Improvement Trust, Panipat on the same road to meet with the present and future needs of the town. A new grain-market with World Bank assistance stands developed over an area of 42 hectares on G.T. Road.

Recently Hali Park, a recreational complex named after the famous Urdu Poet "Khawaja Altaf Hussain Hali" has been developed on an area of 11.6 hectares near the industrial area. This complex consists of a children park, a rose garden, fountain, streams and a lake with boating and fishing facilities. Besides this, a stadium has also been constructed on an area of 2.8 Hectares in the Model Town. A tourist complex on an area of 2 Hectares has been constructed by the Tourism Department in an open triangular tract on G.T. Road, towards the north of Civil Hospital. Panipat Thermal Power Plant with a capacity of 660 M.W. constructed on Assandh Road is one of the biggest thermal plants in the country. In addition to the above, Panipat is the main distribution centre of electricity produced at Bhakra Nangal Project. Hence the town can attract more projects of national importance in future also.

The Haryana Urban Development Authority has acquired approximately 1230 hectares of land for residential and industrial purpose. The development works are under progress. A well-planned Transport Nagar on G.T. Road is a redeeming feature, which has eased the parking congestion in the town to some extent and will provide the facilities at one side once all workshops of the town are shifted to the Transport Nagar. The living environment of the town will improve considerably after the development of industrial sector-29 Part II, as it shall accommodate all the fibre-dying units scattered presently in and around the town including its residential areas.

In order to channelise the development in planned manner and to control the sprawling haphazard piecemeal growth, the government declared 6740 hectares area around municipal limits of the town in year 1971 as controlled area and 22800 hectares area as additional controlled areas- II and III in the year 1982 under section 4 (I) (a) of the Punjab Scheduled Roads and Controlled areas Restriction of Unregulated Development Act-1963 (Punjab Act 41 of 1963), vide Notification No. 10165-VDP-71/3884, dated the 10<sup>th</sup> September, 1971 and 10 DP-82/3163, dated the 23<sup>rd</sup> February 1982 published in the Haryana Government Gazette dated the 24<sup>th</sup> January 1984 vide Notification No.3591-2TCP/83 dated the 26<sup>th</sup> October 1983.

## PLAN PROPOSALS

The need for the Revised Draft Development Plan has been necessitated due to following reasons:-

- (i) the change in administrative status of the town from a sub-divisional head quarter of district Karnal to that of a district head quarter of Panipat district, which required provisions of a higher order, infrastructural facilities and other public and semi public facilities;
- (ii) the regional plan, 2001 of national capital region has identified Panipat as regional centre. Its rapid development would attract and absorb potential migrants to Delhi;
- (iii) the coming up of Panipat Oil Refinery will lead to faster industrialization of the town and a number of other ancillary units shall provide a major boost to Petro-Chemical industries;
- (iv) Government has anticipated the year 2021 as the plan perspective period for the Revised Draft Development Plan, Panipat instead of already published Draft Development Plan for the period up to 2001 only, and target population of 7 lacs has been proposed instead of 5 Lac (as per National Capital Region Planning Board's proposal of 2001); and
- (v) in view of above it has been assumed that due to the enormous credentials for growth and strong economic base the town will grow much more in size and dimensions than what has been anticipated, in the earlier Draft Development Plan published in the year 1984.

Physical planning is important to attract and accommodate the proposed population and at the same time provides for the proposed socio-economic activities in the town. Therefore, for planning and outlining the development plan proposals, several parameters/constraints have been taken into consideration:

The parameters are: -

- I. The target population to be accommodated up to the year 2021 AD.
- II. The natural direction of growth of the existing town is towards North and North-East.
- III. The natural barrier to the growth i.e. proposed Eastern periphery road, which would limit urban expansion in the east.
- IV. The configuration of the old town and the demand supply gap in the facilities and infrastructures.
- V. Panipat is to serve as a regional centre priority town as per Regional Plan 2001 and additional land has been earmarked for regional level uses also.
- VI. National capital region plan norms standards regarding population, density and other infrastructure facilities etc.

## DEVELOPMENT CONCEPT

Since Panipat is to be seen as a regional centre for Haryana sub-region of National Capital Region, therefore, there is a need to intensify the development efforts by providing sufficient regional level infrastructural facilities so that it can not only hold back the out-migration but also captures the Delhi-bound migration. Efforts for the same have already been started with the help of public-sector development agencies.

Although Panipat has been growing along National Highway-I on a linear pattern, there is a marked twist in favour of East and marginally on the West. Therefore, the axis for development should be in line with natural axis of growth i.e. eastward. The new town is to be developed not as an urban extension of the existing town but as a separate entity in itself. Predominant wind direction i.e Northwest to Southeast direction and availability of transportation network are the guiding factors for location of major land uses i.e. industry and whole sale trade etc.

The municipal limits (old) of the town cover an area of about 1056 hectares. The planning within the existing town is conspicuously absent, except few residential colonies like model town, Housing Board colony, and a few pockets developed under town-planning-schemes and planned industrial area.

It is estimated that a population of about 1.75 lacs would be adjusted within old municipal limits and the remaining 5.25 lacs would be taken care of in the extended municipal area and controlled area proposed for the final development plan. In the final draft development plan attempt has been made for integrating the proposed development with that of the existing town. The town density has been taken as 115 persons per hectare.

Since the town is situated on both sides of the Grand Trunk Road, it will generate high criss-cross traffic. The road system has been so proposed that the eastern V-2 Road, along with the inner spine V-2 road can serve as a through high-speed traffic road. V-2 road in the east can serve as an outer ring road. The city centre has been proposed along the inner V-2 road in view of its central location. Further keeping in view the prevailing wind direction the area for industrial use has been proposed mainly towards south duly separated by sufficient wide green buffer from residential area except for some area in west for expansion of the existing industrial area contiguous to the existing town.

## PROPOSED LAND USES

After analysing the existing situation of Panipat and its role in the context of sub region of national Capital region the following requirements are identified to be proposed:-

1. Regional level infrastructure for curbing the influx of population to Delhi, like sport complexes, exhibition grounds, educational and medical facilities, recreational parks etc.
2. Introduction of new vistas for induced economic development of the area.
3. To tackle the situations at the time of Disaster, a Disaster Management Plan will be prepared by District Administration. In this Plan, methods to resolve the problems will be provided.

## FORMULATION OF INFORMAL SECTOR

About 32-35% of the total labour force under industrial use is to be engaged under this sector. Major land uses for Development Plan of the controlled area and within municipal limits with their description are given below:-

## PROPOSED LAND USES

Serial Number	Land use	Area within municipal limits in Hectares	Area within extended municipal limits in Hectares	Area within controlled area in hectares	Total area in hectares	%age of total area
1	Residential	400	300	2282	2982	42.53
2	Commercial	115	50	97	262	3.74
3	Industrial	262	293	1135	1690	24.10
4	Transport and Communication	42	--	475	517	7.37
5	Public utilities	44	--	173	217	3.10
6	Public and semi public	105	8	180	293	4.18
7	Open Spaces	88	--	485	573	8.18
8	Special Zone			477	477	6.80
	Total	1056	651	5304	7011	100.00

## DESCRIPTION OF LAND USE

The new township has been divided into 40 (forty) sectors. The public and semi-public use is located in a distributed fashion in conformity with the mixed land use concept. Certain regional land uses have been proposed to enable Panipat to play the role of a regional centre.

### (1) RESIDENTIAL

The residential area of about 2582 hectares has been proposed in extended municipal area and controlled area, which covers twenty one full sectors and few part sectors. The sector density has been kept varying between 200-300 persons per hectare depending upon the location of the sector. The residential sectors have been proposed mostly on the north-eastern side of the old town and to some extent towards North-West. However, lower density has been proposed in outer sectors and higher density near the old town and work places in order to maintain work journey relationship. Thus gross area under residential use in development plan has been kept about 2982 hectares. Sector 19A has been restricted for development upto 2011.

### (2) COMMERCIAL

At present the commercial area is mainly along the main roads with in the old town and along Grand Trunk Road and there are no organised centres of commercial activity within the town. In order to meet the future commercial needs, an area of 97 hectares has been proposed within the controlled area. In sector 13-17 already 12 hectares have been kept for District Centre. In addition to it an area of 20 hectares has been proposed in sector 38 for District Centre. About 40 hectares of land has already being developed for new Grain Market in sector 26. Commercial area proposed in integrated development plan is 182 hectares. A wholesale market in sector 22 with an area of 66 hectares has been proposed to cater the needs of adjoining areas.

(3) **INDUSTRIAL**

Panipat town occupies a prominent place on the industrial map of India where majority of the population is engaged in handloom industry, power looms and spinning industries. Being one of the important industrial towns of National Capital Region and having the advantages of available road, rail facilities, it has a great potential for development. Due to rapid industrialisation it can be anticipated that the percentage of industrial workers would be around 42 percent of the total working force. An area of 1690 hectares has been earmarked for this purpose. Two numbers of sectors, namely, Sector No-35, 35A are also earmarked adjoining to the industrial area in municipal limits for its expansion and keeping in view the present trend of location of industries other industrial sectors include 25 part, 28, 29-I, 29-II, 30, 32, 32 A, 33, 33 A, 34 and 34 A. The proposed industrial area shall accommodate the handloom industry and an informal sector scheme. There are mainly two types of Industries in Panipat i.e. polluting Industries and non-polluting Industries. Sector-29-II has been reserved for dyeing units (polluting industries) and rest of the Industrial Sectors will cater the demand of other non-polluting Industries. A Common Effluent Treatment Plant is under construction in Industrial Sector-29-II for the treatment of water coming out from the dyeing units.

(4) **TRANSPORT AND COMMUNICATION**

The proposed road network is planned to separate the through traffic from local and intercity traffic. The following provisions have been made in the development plan:-

- (1) Elevated Express Highway V-1 (a) has been shown in the development plan as per the proposal of National Highway Authority of India. This proposal does not cover the whole congested area along Grand Trunk Road (National Highway No. 1 proposed Expressway) So this proposal needs to be extended from Kilometres 83 to 99 kilometres near Panipat drain on Karnal side.
- (2) A new railway link to Muzafar Nagar with Meerut and Hapur towns has been proposed. The proposed alignment of Ring Railway to Muzafar-Nagar has been shown in the Development Plan.

In addition to above the following provisions have also been made in the development plan:-

- (1) V-1 Road:- A Periphery Road (V-1) of 60 metres width has been proposed around urbanisable area with a green belt of 50 meters on their either sides.
- (2) V-2 Road: - The outer V-2 road will serve as a ring road and the inner V-2 road has been provided towards East encircling Sector No. 25, 12, 16,15,14,13, 18 and 40 bisecting the Sanoli Road and meeting with National Highway no. 1 in the north.
- (3) V-3(a) Road: - All the sector periphery roads of sector 36, 37, 38 & 39 will be designated as V-3(a) Roads.
- (4) V-3 Road: - All the sector periphery roads except above will be designated as V-3 Roads.
- (5) The Transport Nagar has already been developed by Haryana Urban Development Authority in sector -25 Panipat.
- (6) A green belt of 30-metres width has also been proposed along all Railway Tracks in urbanisable area and agriculture zone so as to give sufficient buffer between Railway Track and inhabited area.

The proposed road system is a combination of grid-iron and spider web pattern. The hierarchy of the roads and their reservation is given below: -

(i)	V-1	Periphery Road 60 metres with 50 metres green on both side.
(ii)	V-1(a)	National Highway no.1, with 100/50 metres green belt on both sides as shown on the drawing.
(iii)	V-1(b)	National Highway No.71 A, with green belt 60 metres on both sides.
(iv)	V-2 road (outer)	60 metres with 100 metres wide green belt on both sides.
(v)	V-2 road (inner)	45 metres
(vi)	V-2(a) Sanoli road	Existing width with 30 meters green belt on both sides.
(vii)	V-2(b) Assandh road	Existing width with 30 metres wide green belt.
(viii)	V-3 road	30 metres.
(ix)	V-3(a) road	60 metres
(x)	V-3(b) road	Artery approaching to refinery 60 meters wide with 30 meters green belt on both sides.

All these proposals in the development plan will cover a total area of 517 hectares.

(5) **PUBLIC UTILITIES**

The total demand of water for the township to cater the future need of population of 7 lacs is 140 MLD at the rate of 200 lpcd as per the recommendations given in the Regional Plan of NCR for 2021 A.D. Presently this need of

water supply is being catered by Tube well based water supply system by Public Health Department in the Panipat Town as well as by Haryana Urban Development Authority in A canal based water supply scheme is also under consideration with the Public Health Department to meet the above demand of the water supply. An area of 217 hectares has been proposed under this use. Beside existing thermal power plant situated on Assandh Road, an area of 173 hectares has been earmarked for water works and sewerage treatment plant in Sector 37A and Drain No.1 on Dadola Road respectively. The proposed water works in Sector 37A, covers an area of 52 hectares abutting Western Yamuna Canal, whereas Sewerage treatment plant in an area of 97 hectares adjoining Panipat drain no. 1 in the east of V-2 road has been proposed. A sewerage treatment plant under Yamuna Action Plan recently been set up by Public Health Department at Jatal Road in south of V-2(b) road. An electric power station (Bhakra Beas Management Board) is also existed near village Kheri Nangal.

**(6) PUBLIC AND SEMI PUBLIC USES**

Panipat is now district headquarters and is part of National Capital Region. Therefore, 293 hectares of area is proposed for Public and Semi-Public uses. The provision has been made for public and semi-public use keeping in view the expected shifting of offices from Delhi. Regional level facilities such as educational and health institutions shall also be provided in this zone.

**(7) OPEN SPACE**

To improve the infrastructure of the town, space for City Park has been proposed in sector 20 in north east direction of urbanisable area. Recreational area of about 145 hectares has been kept on Sanoli Road around Kala Amb Tourist Complex. No construction activity will be allowed within 300 meter around the heritage buildings/sites as per the policy of the Government. This will also provide scope for its extension in the form of sports complex, exhibition ground and amusement park, botanical garden and Zoological Park etc. Thus, a total area of 573 hectares has been kept under open space.

The green belts of varying width have been provided on either side of the road reservation within urbanisable area as shown on the development plan, with the basic idea to facilitate unhindered flow of traffic. However, along scheduled roads in the agricultural zone, the proposed green belts shall be governed under section-3 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

**(8) SPECIAL ZONE**

Since, Panipat town is a prominent industrial town of international level, in order to accommodate high level infrastructure. Special zones which would also include special commercial, institutional recreational and sport complexes etc. have also been proposed an area of 477 hectares has been kept for this purpose in the north of Drain No. 2 and Eastern side of peripheral roads.

**(9) AGRICULTURE ZONE**

A sizeable area has been reserved as Agricultural Zone. This zone will, however, not eliminate the essential building development within this area. Such as the extension of existing villages contiguous to abadi deh if under taken under a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of the area as an agricultural area. Approximately 6.5 hectare of area is earmarked and developed by municipal committee of Panipat for dairy farming which are to shifted from the old town to Jatal road.

**PHASING OF DEVELOPMENT PLAN**

Serial Number	Period	Sector to be Developed	Departmental Activities to be taken up
1	2001-05	(i) Industrial Sector 29-II (ii) Shifting of Dairies	Milk Dairies will be shifted to the site identified at Jatal Road, Panipat.
2	2005-11	(i) Residential Sectors 19, 36, 37, 38, 39 & 40. (ii) Industrial Sectors-28 & 30	(i) Construction of V-2 Road (Eastern Peripheral Road). (ii) Construction of Canal based Water Supply System by P.W.D, Public Health Department.
		(iii) District Center in Sector-13 and 38	(iii) Construction of Common Effluent Treatment Plant.
3	2011-16	(i) Residential Sectors 19-A, 23, 27 & 31 (ii) Commercial Sector 22 (iii) Public & Semi Public Sector 20 &	(i) Construction of V-1 Road (Western Peripheral Road)

		21.	
		(iv) Industrial Sectors 32, 33 & 34	
4	2016-21	Rest of the proposal in the Development Plan	

**NOTE:** It is proposed that after every five years, the development of the town will be reviewed by the Planning and Monitoring Committee to assess the development of town and suggest the changes/revision, if required, as per the need of that time.

## ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given to the effect by a set of zoning regulations which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in various major land uses and stipulate that all change of land use and development shall be in accordance with the details shown in sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

## ANNEXURE-B

### ZONING REGULATIONS

Governing uses and development of land in the controlled areas around Panipat as shown in drawing no. DTP (PN) 313/2006, dated 30th August, 2006.

#### I GENERAL

- (1) These zoning regulations, forming part of development plan for the controlled area and additional controlled area-II and III Panipat shall be called zoning regulations of the development plan for Panipat controlled areas.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), and the rules framed thereunder :-

#### II DEFINITIONS

In the regulations:

- (a) "Approved" means approved under the rules;
- (b) "Building Rules" means Rules contained in Part-VII of the rules;
- (c) "Drawings" means Drawing No. DTP (PN) 313/2006, dated 30th August, 2006;
- (d) "Floor Area Ratio (FAR)" means the ratio expressed in the percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be buildings designated in the form of flatted development for residential purposes or any ancillary or appurtenant buildings including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and country Planning, Haryana;
- (f) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice cream manufacturing, aerated water, atta chakkies with power, laundry, dry- cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, shoe-making and Repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industries' and 'local service industry' and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and is extensive, employing more than 100 workers, and may use any kind of motive power of fuel, provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set in public or semi public or private sector with the permission of the Government (The cost of plant, machinery etc. as defined in the industry policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an Industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibrations, stench, unpleasant and injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;

- (l) "Material Date" means the date of publication of Notification of controlled area mentioned below: -

Serial number	Name of the Controlled Area and Notification No.	Material date
1.	Controlled area notified vide Haryana Govt. Gazette Notification No. 10165-VDP-71/3884, dated 10 <sup>th</sup> September 1971 published on 21 <sup>st</sup> September, 1971	21 <sup>st</sup> September 1971
2.	Controlled area II & III notified vide Haryana Government Gazette Notification No. 10DP-82/3163, dated 23 <sup>rd</sup> February 1982 Published on 27 <sup>th</sup> April, 1982	27 <sup>th</sup> April 1982

- (m) "Non confirming use" in respect of any land or building in a controlled area means the existing use of land or building which is contrary to the major land use specified for the part of area in the Development Plan;
- (n) "Public utility service Building" means any building required for running of public utility service such as water supply, drainage, electricity, Post and telegraph and Transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965;
- (p) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in sector area or colony area as the case may be;
- (q) "Sector Area" or "Colony Area" shall mean the area of the sector or colony, as bounded within the major road system and distinctly shown on the drawing;

**Explanation:**

- In the case of sector and of the approved layout plan of the colony in the case of colony including 50% land under the major roads surrounding the sector and excluding land under the major roads system and the area unfit for building development within the sector or the colony as the case may be.
  - For the purposes of calculation of sector density or colony density, it shall be assumed that 55% of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 person per plot or as incorporated in the zoning plan of the colony/ group Housing complex. In case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (r) "Site coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site;
- (s) The Term "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads And Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965;
- (t) "Farm house" shall mean a house constructed by the owner of a farm at his land for purposes of:
- Dwelling unit i.e. main use, and
  - Farm shed i.e. Ancillary Use
- Note:** (1) The construction of the farmhouse shall be governed by the restriction given under clause regarding provision of farmhouse outside abadi deh in rural/agriculture zone.  
(2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.
- (u) 'Ledge and Tand' means a shelf like projection, supported in any manner what so ever except by means of vertical supports within a room itself but not having projection wider than one meter.
- (v) 'Loft': An intermediary floor on a residential space in a pitched roof, above ground level with a maximum height of 1:5 metres and which is constructed or adopted for storage purpose.
- (w) Mezzanine floor: - An intermediary floor above ground level with area of mezzanine restricted to one third of the area of that floor and with a minimum height of 2.2 metres.
- (x) Subservient to agriculture: - Shall mean development and activities, which are required to assist in carrying out the process of agriculture' such as tube wells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrant etc.
- (y) "Rural Industries Scheme" means industrial unit, which are registered as rural Industrial Schemes by the Industries Department.
- (z) 'Small Scale Industry' means an industrial unit, which is registered as Small Scale Industries by the Industries Department.

- (za) 'Agro Based Industries' means an industrial unit, which uses food grain, fruits or agro waste as a raw material.
- (zb) Any other term shall have the same meaning as assigned to it in the Punjab scheduled roads and controlled areas restriction of unregulated development Act, 1963.
- (zc) 'Information Technology Industrial Units' means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-I to this notification and or, as may be defined by the Government of Haryana from time to time.
- (zd) "Cyber Park /Information Technology Park" means an area developed exclusively for locating software development activities, and information Technology Enabled Services, wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept, germination of medium and large software companies and Information Technology Enables Services, wherein no manufacturing units shall be permitted.

### **III. MAJOR LAND USES/ZONES:**

- (i) Residential Zone.
- (ii) Commercial zone
- (iii) Industrial zone
- (iv) Transport and communication zone.
- (v) Public and semi public zone (Institutional zone)
- (vi) Public Utilities zone.
- (vii) Open spaces
- (viii) Special Zone.
- (ix) Agricultural zone.

- (2) Classification of major land uses is according to Appendix A

### **IV. DIVISION INTO SECTORS:**

Major land uses mentioned at Serial No. (i) to (viii) in regulation III above, which are land uses for building purpose have been divided into sectors as shown, bounded by the major road reservations and sector shall be designated by the number as indicated on the drawing.

### **V. DETAILED LAND USES WITHIN MAJOR USES:**

Main ancillary and allied uses, which are subject to the other requirements of these regulations and the rules, may be permitted in the respective major land use zone as listed in Appendix B subjoined to these regulations.

### **VI. SECTORS NOT RIPE FOR DEVELOPMENT:**

Notwithstanding the reservation of various sectors for respective land uses for building purpose, the Director, may not permit any change in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and other facilities for these sector are ensured to his satisfaction.

### **VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES:**

1. Change of land use and development in sectors, which are reserved for the commercial zone and the institutional zone and special zone, shall be taken only and exclusively through the government or a Government undertaking or public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.
2. Not withstanding the provision of clause (I) above the government may reserve, at any time any other sector for development exclusively by it or by the agencies mentioned above

**VIII. LAND RESERVATION FOR MAJOR ROADS: -**

(1) Land reservation for major roads shall be as under: -

(i)	V-1	Periphery Road 60 metres with 50 metres green on both side.
(ii)	V-1(a)	National Highway no.1, with 100/50 metres green belt on both sides as shown on the drawing.
(iii)	V-1(b)	National Highway No.71 A, with green belt 60 metres on both sides.
(iv)	V-2 road (outer)	60 metres with 100 metres wide green belt on both sides.
(v)	V-2 road (inner)	45 metres
(vi)	V-2(a) Sanoli road	Existing width with 30 meters green belt on both sides.
(vii)	V-2(b) Assandh road	Existing width with 30 metres wide green belt.
(viii)	V-3 road	30 metres.
(ix)	V-3(a) road	60 metres

(2) Width and alignment of other roads shall be as per sector plan or as per approved layout plan of colonies.

**IX. INDUSTRIAL NON CONFORMING USES:**

With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non conforming uses may be allowed to continue for a fixed period to be determined by the director, but not exceeding ten year provided that the owner of the industry concerned:

- (a) undertakes to pay to the Director as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf, and
- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director
- (c) no further expansion shall be allowed within the area of non-conforming use.

**X. DISCONTINUANCE OF NON CONFORMING USES:**

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be reused or redeveloped only according to the conforming use.
- (2) If a non -conforming use of building is damaged to the extent of 50 percent or more of its reproduction value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming use.
- (3) After a lapse of period fixed under clause -IX the land shall be allowed to be redeveloped or use only for conforming use.

**XI THE DEVELOPMENT TO CONFIRM TO SECTOR PLAN AND ZONING PLAN:**

Except as provide in regulation IX, no land with in major land use shall be allowed to be used and development for building purposes, unless the purposed use and development is according to the detail indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

**XII. INDIVIDUAL SITE TO FORM PART OF APPROVED LAYOUT OR ZONING PLAN:**

No permission for erection or re-erection of building on a plot shall be given unless:

- (i) The plot form a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation -XVII and
- (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

**XIII. MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDINGS:**

b. The minimum size of plot for various types of uses shall be as below:

- |  |                    |
|--|--------------------|
| (i) Residential plot   | 50 square metres   |
| (ii) Residential plot in subsidized Industrial housing or slum dwellers Housing scheme approved by the govt. | 35 square metres   |
| (iii) Shop-cum-Residential plot  | 100 square metres  |
| (iv) Shopping Booths including covered corridor or pavement in front   | 20 square metres   |
| (v) Local Service industry plot  | 100 square metres  |
| (vi) Light industry plot   | 250 square metres  |
| (vii) Medium industry plot   | 8000 square metres |

(2) The minimum area under a group-housing scheme shall be 5 acres if it forms part of a licensed colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites shall be as specified in the scheme.

**XIV. SITE COVERAGE, HEIGHT AND BULK OF BUILDING UNDER VARIOUS TYPES OF BUILDINGS:**

Site coverage and the height up to which building may be erected within independent residential and industrial plot shall be according to the provisions contained in Chapter - VII of the rule. In the case of other categories, the maximum coverage and the floor area ratio subject to architectural controls, as may be imposed under regulations - XVI shall be as under:

Serial Number	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
1.	Group housing	35%	175	-
2.	Government offices	25%	150	-
3.	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.		
4.	Warehousing	75%	150	-

N.B. basement floor shall be permitted as approved in the zoning plan. The basement shall be used for storage purposes.

**XV. BUILDING LINES IN FRONT AND REAR OF BUILDING:**

These shall be provided in according with rules 51, 52, and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

**XVI. ARCHITECTURAL CONTROL:**

Every building shall conform to architectural controls prepared under rule -50 if applicable, as per Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

**XVII. RELAXATION OF LAND USE WITHIN AGRICULTURE ZONE:**

In the case of any land lying in agriculture zone Government may relax the provision of this development plan.

- (a) for use and development of the land into an residential or industrial colony provided the coloniser has purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules:
- (b) For use of land as an individual site (as distinct from an industrial colony) provided that :
  - (i) The land was purchased prior to the material date.
  - (ii) The Government is satisfied that the need of the industry is such that it can not await alternative allotment in the proper required zone.
  - (iii) The owner of the land secures permission for building as required under the rules.
  - (iv) The owner of the land undertakes to pay to the Director, as determined by him the proportionate charge as and when called open by the Director on this behalf and during the interim period make satisfactory arrangement for discharge of effluent.

**EXPLANATION:**

The word "purchase" in the regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

**XVIII. DENSITY:**

Every residential sector shall be developed to the sector density indicated as prescribe for it in the drawings subject to a maximum of 20% variation allowed on ether side of the prescribed sector density.

**XIX. PROVISION OF FARMHOUSE OUT SIDE ABADI DEH IN RURAL/ AGRICULTURE ZONE:**

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

	<b>Size of farm house</b>	<b>Main building of the dwelling unit.</b>	<b>Ancillary building of main dwelling unit.</b>
<b>(i) Site coverage</b>	2 Acres minimum	As applicable to residential plot equivalent to 500 square yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 3 acres.	As applicable to residential plot equivalent to 750 Square yards.	-do-
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 Square yards.	-do-
<b>(ii) Height and storey.</b>		11 Meters, three storeyed	4 meters, single storey.

**(iii) Set back:**

It shall be at least 15 meters away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:-

- |     |  |            |
|-----|--|------------|
| (a) | Where the road is bye-pass to a scheduled road | 100 meters |
| (b) | Where the road is a scheduled road             | 30 meters  |
| (c) | Any other road                                 | 15 meters  |

**(iv) Approach Road-**

Any revenue rasta/road defined in the revenue record.

**(v) Basement-**

Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

**(vi) Ledge, loft and Mezzanine floor-**

Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II

**(vii) Services, Water supply**

- Good potable water supply should be available in the farm for human consumption in case farm house is built.
- Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.
- Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
- The distance between the septic tank and open well or tubewell shall be as provided in the Rules:

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisations of the rural zone.

**XX. RELAXATION OF DEVELOPMENT PLAN:**

Government may, in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

**XXI. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES:**

(i) **LOCATION**

- (a) Information Technology Industrial units will be located in industrial area/industrial zones only.
- (b) Cyber Parks/Information Technology Parks will be located either in Industrial Area or Industrial/Residential Zones abutting on V-1/M-1 and V-2/M-2 roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.
- (c) Cyber Cities: - the location if such a facility will be decided by the Government.

(ii) **SIZE**

S. NO.	TYPE	SIZE
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park/Information Technology Park	5 to 15 acre
3	Cyber city	Minimum 50 acres

(iii) **MISCELLANEOUS**

I **PARKING**

- (a) One equivalent car space for every 50 square metres of floor area shall be provided. For parking in Cyber Park/ Information Technology Park Information Technology Industrial unit and Cyber City.
- (b) Three tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public health requirement.”

II **OTHER ACTIVITIES**

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the total area of the cyber park/information technology park.
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the cyber city area shall be permitted for commercial/institutional uses.
- (c) No residential plotted development shall be allowed in a Cyber City.
- (d) For Cyber City Project if allowed in Agriculture/Rural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc.

III. The Government may impose any other condition as deemed necessary from time to time.

**APPENDIX-A**

**CLASSIFICATION OF LAND USES**

MAIN CODE	SUB CODE	MAIN GROUP	SUB GROUP
100	-	<b>Residential</b>	Residential sector on neighbourhood pattern
200	-	<b>Commercial</b>	
	210		Retail Trade
	220		Whole-Sale Trade
	230		Warehousing and Trade
	240		office and banks include govt. offices
	250		Restaurants, Hotels And Transient Boarding Houses Including Public Assistance Institutions, Providing Residential Accommodation like Dharamshala, Tourist

		Houses etc.
	260	Cinema and other places of public assembly on commercial basis.
	270	Professional Establishments
300		<b>Industrial</b>
	310	Service Industry
	320	Light Industry
	330	Extensive Industry
	340	Heavy Industry
400		<b>Transport and Communication</b>
	410	Railways yards “railway stations and sidings”
	420	Roads, Roads Transport Depots And Parking Area
	430	Dockyards, Jetties
	440	Airport/Air Stations
	450	Telegraph Office Telephone Exchange Etc.
	460	Broadcasting Stations
	470	Television Stations.
500		<b>Public Utilities</b>
	510	Water supply installations including treatment plant.
	520	Drainage and sanitary installations including disposal works
	530	Electric power plants/sub station etc.
	540	Gas installation and gas work
600		<b>Public and Semi Public</b>
	610	Government Administrative Central Secretariat, District Offices, Law Courts Jails, Police Stations Governors And President’s Residence.
	620	Educational, cultural and religious institution.
	630	Medical and health institutions.
	640	Cultural Institutions like Theatres, Opera Houses, etc. of a predominantly non- commercial nature
	650	Land belonging to defense.
700		<b>Open Spaces</b>
	710	Sports Grounds, Stadium and Play Grounds
	720	Parks
	730	Green belts, Garden and Other Recreational uses
	740	Cemeteries, Crematories etc.
	750	Fuel Filling Station and Bus queue Shelters
800		<b>Agricultural Land</b>
900		<b>Special Zone</b>
		Recreation and Entertainment, commercial, Group Housing, Institutional and sport complexes uses etc.

## APPENDIX-‘B’

### 1. Residential Zone

- (i) Residences
- (ii) Boarding House
- (iii) Social community religious and recreational buildings
- (iv) Public utility buildings
- (v) Education buildings and all types of schools and college where necessary
- (vi) Cinemas
- (vii) Commercial and professional offices
- (viii) Health institutions
- (ix) Retail shops and Restaurants
- (x) Local service industries
- (xi) Petrol filling stations

As required for the local needs of major uses and needs of the town, at site approved by the director in the sector/ colony plan

- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw stand
- (xiii) Nurseries and Green houses
- (xiv) Any other minor needs ancillary to residential use.
- (xv) Starred hotel
- (xvi) Cyber Parks /Information Technology park
- (xvii) Any other use, which the Government may in public interest, decides.

As per the policy/  
parameters decided by  
the government

## II. COMMERCIAL ZONE

- (i) Retail trade
- (ii) Wholesale trade
- (iii) Warehouses and Storage
- (iv) Restaurant and Transient Boarding houses including public assistance Institutions providing residential accommodation like Dharamshala, Tourist houses etc.
- (v) Commercial offices and Banks
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, clubs etc. run on commercial basis.
- (vii) Professional Establishments
- (viii) Residence on the first and higher floors
- (ix) Local Service industry
- (x) Public Utility Buildings
- (xi) Petrol Filling Stations and Service Garages
- (xii) Loading and unloading yards
- (xiii) Parking spaces, Bus Stops, Taxis, Tonga and Rickshaw stand
- (xiv) Town Parks
- (xv) Any other use which the director in public interest may decide

As required for the local  
needs of major uses at sites  
earmarked for them in the  
sector plan or in the approved  
layout plan of the colonies

## III. INDUSTRIAL ZONE:

- (i) Light industry
- (ii) Medium industry
- (iii) Obnoxious and hazardous industry
- (iv) Heavy industry
- (v) Service industry
- (vi) Warehouse and storage
- (vii) Parking loading and unloading area
- (viii) Truck Stands/Bus Stoops, Taxi, Tonga and Rickshaw Stand
- (ix) Public utility, community buildings and Retail shops
- (x) Petrol filling stations and service garages
- (xi) Liquid Petroleum Gas godowns permitted by the Director
- (xii) Cyber Parks/Information Technology Park/ Information Technology Industrial Units
- (xiii) Any other use permitted by the Director

At sites earmarked for  
them in the sector plan  
or in the approved  
layout plan of the  
colonies.

## IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railways yards, Railway station and sidings.
- (ii) Transport Nagar, Roads and transport depots and parking area.
- (iii) Airports and Air Stations
- (iv) Telegraph offices and Telephone Exchange
- (v) Broadcasting Stations
- (vi) Television Station
- (vii) Agricultural, Horticulture and Nurseries at approved site and place.
- (viii) Petrol Filling Stations and Service Garages
- (ix) Parking Spaces, Bus Stops/Shelter, Taxi, Tonga And Rickshaw Stand

## **V PUBLIC UTILITY ZONE**

- (i) Water supply installation including Treatment Plants
- (ii) Drainage and Sanitary installations including Disposal works
- (iii) Electric Power Plants, Sub Station etc.
- (iv) Gas installations and Gas works

At sites earmarked  
in the sector plan

## **VI PUBLIC AND SEMI PUBLIC USES ZONES:**

- (i) Government Offices, Government Administration centres, Secretariats and police Stations
- (ii) Educational, Cultural and Religious installations
- (iii) Medical health institutions
- (iv) Civic/ Cultural and Social institutions like Theatres, Opera houses etc. predominantly non commercial nature
- (v) Land belonging to Defence.
- (vi) Any other use which Government in public interest, may decide

At sites earmarked  
in the sector plan

## **VII OPEN SPACES**

- (i) Sports ground, stadium and play ground
- (ii) Park and green belts
- (iii) Cemeteries, crematories etc
- (iv) Motor fuel filling station, bus queue shelter along roads with the permission of Director
- (v) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green along the scheduled roads and major roads
- (vi) Any other recreation use with the permission of Director

At site approved by  
director town and  
country planning  
department Haryana

## **VIII SPECIAL ZONE:**

Recreational and entertainment, commercial and institutional, sports complexes etc.

## **IX USES STRICTLY PROHIBITED:**

Storage of petroleum and other inflammable material without proper license

## **X AGRICULTURE ZONE**

- (i) Agricultural, horticultural, diary and poultry farming
- (ii) Village house within abadi-deh
- (iii) Farm house outside abadi-deh subject to restriction as laid down in zoning regulation XIX
- (iv) Afforestation development of any of the parts for recreation
- (v) Expansion of existing village contiguous to abadi-deh if undertaken as a project approved or sponsored by the Central Government or semi Government
- (vi) Milk chilling station and pasteurisation plant
- (vii) Bus Stand and Railway stations
- (viii) Air Port necessary Buildings
- (ix) Wireless stations
- (x) Grain godowns, storage spaces at sites approved by the Director
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydro-electric works and tube well for irrigation
- (xiii) Telephone and electric transmission lines & poles
- (xiv) Mining and extraction operations including line and brick kilns, stones quarries and crushing subject to the rules and at approved site
- (xv) Cremation and burial grounds
- (xvi) Petrol filling station and service garages

At site approved by  
director town and  
country planning  
department Haryana

- (xvii) Hydro-Electric/Thermal Power Plant/ Sub Stations
- (xviii) Liquid Petroleum Gas Storage/ Godowns with the approval of the director
- (xix) (a) Non Polluting industries registered as Rural Industry Scheme / Small Scale industrial units subject to one of the following conditions
  - (i) Located within half kilometer belt encircling the existing village abadi –deh and approachable from public road/ rasta other than scheduled road, National Highway and State Highway.
  - (ii) On public road/rasta not less than 30 feet wide (other than scheduled roads, National highway and State highway) outside the half kilometer zone referred to in (i) above upto a depth of 100 metres along the approach road.
  - (iii) With an area upto two acres.
- (b) The site should not fall within 900 metres restricted belt around Defence installations.
- (xx) Small Restaurants and Motels along National Highways
- (xxi) Microwave Towers/ Stations, seismic centres and Telecommunication centers
- (xxii) Any other use, which government may in public interest, decide.

#### **APPENDIX-I**

Categories of Industries included in the scope/ definition of Information Technology Industry.

**A. COMPUTING DEVICES INCLUDING**

- Desktop
- Personal computer
- Services
- Work Station
- Nodes
- Terminals
- Network P.C.
- Home P.C.
- Lap- top Computer
- Note book Computer
- Palm top Computer/PDA

**B NETWORK CONTROLLER CARD/ MEMORIES INCLUDING:**

- Network Interface Card (NIC)
- Adapter Ethernet/PCI/ EISA/Combo/PCMICA
- SIMMs Memory
- DIMMs Memory
- Central Processing Unit (CPU)
- Controller SCSI/ Array
- Processors / Processor Power Module/ Upgrade

**C STORAGE UNITS INCLUDING:**

- Hard Disk Drives/Hard Drives
- RAID Devices & other Controllers
- Floppy Disk Drives
- Optical disk drive
- Other Digital Storage Devices

**D OTHER**

- Key Board
- Monitor
- Mouse
- Multi-Media Kits

**E                    PRINTERS AND OUTPUT DEVICES INCLUDING**

Dot Matrix  
LaserJet  
Ink Jet  
LED Printers  
Line Printers  
Plotters  
Pass- Book Printers

**F                    NETWORKING PRODUCTS INCLUDING**

Hubs  
Routers  
Switches  
Concentrators  
Trans- receivers

**G                    SOFTWARE INCLUDING**

Application Softwares  
Operating System  
Middleware/ Firmware

**H                    POWER SUPPLIES TO COMPUTER SYSTEM INCLUDING**

Switch mode power supplies  
Uninterrupted Power Supplies

**I                    NETWORKING/ CABLING AND RELATED ACCESSORIES**

(Related To IT Industry)  
Fibre Cable  
Copper Cable  
Cables  
Connectors, Terminal blocks  
Jack Panels, Patch Cord  
Surface Mount boxes  
Mounting Cord / Wiring blocks

**J                    CONSUMABLES INCLUDING**

C.D.ROM/Compact Disk  
Floppy Disk  
Tapes DAT/DLT  
Ribbons  
Toners  
Ink for output devices  
Inkjet Cartridges

**K                    ELECTRONIC COMPONENTS:**

Printed Circuit Board/ Populated PCB  
Printed Circuit Board/ PCB  
Transistors  
Integrated Circuits/ICs  
Diodes/Thyristor/ LED  
Resistors /Capacitors  
Switches (On/ Off, Push button, Rocker, etc.)  
Plugs/sockets/ relays  
Magnetic heads, Print heads  
Connectors  
Microphones /Speaker  
Fuses

L

**TELECOMMUNICATION EQUIPMENT INCLUDING:**

Telephones  
Videophones  
Facsimile Machines/Fax Cards  
Tele Printers / Telex Machine  
PABX/EPABX / RAX/MAX Telephone Exchange  
Multiplexes / Muxes  
Modems  
Telephone answering machine.  
Telecommunication Switching Apparatus  
Antenna and Mast  
Wireless datacom equipment  
Receiving equipment like pagers, Mobile/ Cellular Phones etc.  
VSATS  
Video conferencing equipments

- Including set Top Boxes for both Video and Digital Signaling

M

**Information Technology Enabled Services are business processes and Services, the end products/ services of which are :-**

- (a) delivered outside India.
- (b) delivered over communication network; and
- (c) either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

Note:-Services which shall not be included are:-

- (1) remote production \ manufacturing units;
- (2) the corporate offices of companies of their local branches;
- (3) Virtual business on Internet.

The following services which meet the above criteria shall be included---

- (1) Back-office Operations
- (2) Call Centres
- (3) Content Development or Animation
- (4) Data Processing
- (5) Engineering and Design
- (6) Geographic information system services
- (7) Human Resource Services
- (8) Insurance Claim Processing
- (9) Legal Data base
- (10) Medical Transcription
- (11) Pay roll
- (12) Remote Maintenance
- (13) Revenue Accounting
- (14) Supports Centres and
- (15) Web-site Services.?"

SHAKUNTLA JAKHU  
Financial Commissioner and Principal Secretary to  
Government, Haryana, Town and Country Planning Department.